

**CASCADES CENTER**  
**ZMAP 2006-0025**  
**PROFFER STATEMENT**  
**MAY 25, 2007**



Pursuant to Section 15.2-2303, Code of Virginia (1950), as amended (the "Code"), and Section 6-1209 of the Revised 1993 Loudoun County Zoning Ordinance, as amended (the "Zoning Ordinance"), Arlen, L.C., the owner ("Owner") of property described as Loudoun County Tax Map 81B ((3)), Parcels 7, 7A, 8, 9 and 10 (MCPI 030-10-5763, 030-10-4490, 030-10-5867, 030-10-6987 and 030-10-7090, respectively ) (the "Property"), which is subject to rezoning application ZMAP 2006-0025 , hereby voluntarily proffers that the development of the Property shall be in substantial conformance with the Concept Development Plan / Rezoning Plat, prepared by Bowman Consulting, dated September 27, 2005 as revised through May 25, 2007. All proffers made herein are contingent upon approval by the Board of Supervisors of the change in zoning district from PD-IP under the 1972 and 1993 Zoning Ordinance to PD-IP under the Revised 1993 Zoning Ordinance as requested in rezoning application ZMAP 2005-0015.

**I. CONCEPT DEVELOPMENT PLAN / REZONING PLAT**

The development of the Property shall be in substantial conformance with the Concept Development Plan/Rezoning Plat revised through May 25, 2007, as prepared by Bowman Consulting Group, Ltd. (the "CDP/Rezoning Plat"). Minor adjustments to the locations of the proposed uses, facilities and improvements shown on the Rezoning Plat shall be permitted to address grading, drainage, and environmental considerations, cultural and natural features, development ordinance requirements, and other final engineering considerations.

The undersigned hereby warrants that all owners with a legal interest in the Property have signed this Proffer Statement, that they, together with the others signing this document, have full authority to bind the Property to these conditions, and that the Proffers are entered into voluntarily.

**ARLEN, L. C. ,**  
a Virginia Limited Liability Company  
(owner of TM 81B ((3)), Parcels 7, 7A, 8, 9 AND 10)

By: \_\_\_\_\_(SEAL)

Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF \_\_\_\_\_)

COUNTY/CITY OF \_\_\_\_\_)

The foregoing Proffer Statement was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2007, by \_\_\_\_\_, as the Managing Member of Arlen, L.C.

Notary Public: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

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